

HOMEOWNER'S PROPERTY TAX EXEMPTION COOPERATIVE HOUSING INFORMATION REQUEST

TULARE COUNTY ASSESSOR

221 S. MOONEY BLVD. - RM 102-E
VISALIA, CALIFORNIA 93291-4593

(559) 636-5100 FAX: (559) 737-4468

Please return this request for information to the Assessor by January 15.

The last date on which an individual resident owner of shares or a membership interest in a cooperative housing corporation may timely file a claim for the homeowner's' property tax exemption is February 15. The exemption will not be granted to nonoccupant shareholders or members or to nonshareholders or nonmembers who occupy an apartment in the cooperative.

_____ states:
(name of officer signing this request for information)

1. He/She is _____
(title, such as president, etc.)

2. of the _____
(exact corporate name) (common name, if any)

3. The mailing address of which is _____
(give complete corporate street address)

(City) (State) (Zip Code) (Phone Number)

4. The property address of which is _____
(address of property if other than that listed in answer to question 3)

5. That the name of the property owner, if other than the cooperative housing corporation, is

(name of the owner of the property if the corporation **leases** the property)

6. That each of the stockholders or members is entitled, solely by reason of ownership of stock or membership in the corporation, to occupy for dwelling purposes a house, or an apartment in a building, **owned or leased by such corporation**.

7. That there are _____ dwelling units in the cooperative and a **list is attached** providing the address of each unit and the name and mailing address of the owner of the shares or the membership interest in each unit in the cooperative housing. Also, indicate which of the shareholders/members resided on the lien date in the designated unit.

8. That the Assessor's parcel number, or other description, on which the dwellings are located is

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

SIGNATURE OF OFFICER OF CORPORATION

TITLE

DATE

A cooperative housing corporation filing for the first time must file a certified copy of the Articles of Incorporation. Thereafter, only subsequent amendments or revisions to the Articles need be submitted.

REVENUE AND TAXATION CODE

§ 61(i) defines a cooperative housing corporation as:

" a real estate development in which membership in a corporation, by stock ownership, is coupled with the exclusive right to possess a portion of real property."

CALIFORNIA CODE OF REGULATIONS, TITLE 18, CHAPTER 1

Rule No. 135. Homeowners' Property Tax Exemption

(f) COOPERATIVE HOUSING CORPORATIONS. Annually prior to January 1 the Assessor shall request on a form prescribed by the Board from every cooperative housing corporation containing dwelling units eligible for the Homeowners' Exemption (1) a list of owners of shares or memberships entitling them to occupancy of a particular dwelling unit and (2) the apartment numbers or other dwelling designations of the dwelling units they are entitled to occupy as shown on the corporate shareholder or membership record for the lien date of the current year. The list shall also indicate which of the shareholders or members resided on the lien date in the designated dwelling units. The Assessor shall compare this list with a similar list from the preceding lien date and determine:

1. Those dwelling units in which a newly listed shareholder or member is indicated to be residing on the lien date;

2. Those dwelling units in which a previously listed shareholder or member, who was indicated to have been a resident, no longer is listed as a shareholder or member or, although so listed, no longer is indicated to be a resident.

With respect to the dwelling units in the first category, the Assessor shall provide a claim form for the newly listed shareholders or members by April 1. With respect to dwelling units in the second category the Assessor shall investigate to determine whether an active claim by the former shareholder or member in residence should be terminated.

If a cooperative housing corporation fails to respond to the Assessor's request by March 15, the Assessor immediately shall obtain the information requested by other suitable means and mail claim forms to new shareholders or members by April 1.